

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
THURSDAY, MAY 18, 2000**

PRESENT: John R. Byers, Mount Vernon District
Judith W. Downer, Dranesville District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
Peter F. Murphy, Jr., Springfield District
Ilryong Moon, Commissioner At Large
John B. Kelso, Lee District
Ronald W. Koch, Sully District
John M. Palatiello, Hunter Mill District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: Walter L. Alcorn, Commissioner At-Large
Linda Q. Smyth, Providence District

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The meeting was called to order at 8:17 p.m. by Chairman Peter F. Murphy, Jr.

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COMMISSION MATTERS

Secretary Harsel MOVED THAT WE APPROVE THE MINUTES FOR:

2/3/99	2/17/99	3/17/99
2/4/99	2/25/99	3/18/99
2/10/99	3/3/99	3/24/99
2/11/99	3/4/99	3/31/99

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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Commissioner Downer MOVED THAT WE DEFER THE PUBLIC HEARING ON SE-00-D-003 AND 2232-D99-17, COMMUNITY WIRELESS STRUCTURES, TO A DATE CERTAIN OF JULY 13, 2000.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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2232-D00-4 - AT&T WIRELESS SERVICES

(The public hearing on this application was held on May 17, 2000. A complete verbatim transcript of the decision made is included in the date file.)

Commissioner Downer MOVED THAT THE PLANNING COMMISSION DETERMINE, IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY ESTABLISHED BY AT&T WIRELESS SERVICES, AT THE CROSSING OF I-495 AND THE OLD DOMINION DRIVE OVERPASS, ALONG WITH THE CO-LOCATED TELECOMMUNICATIONS FACILITY ESTABLISHED BY SPRINT PCS AND WASHINGTON-BALTIMORE CELLULAR PARTNERSHIP, BE FOUND SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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FSA-Y96-17-1 - AT&T WIRELESS SERVICES, 3600 Joseph Siewick Drive

Commissioner Koch MOVED THAT WE CONCUR WITH THE DIRECTOR'S DETERMINATION THAT MODIFICATIONS PROPOSED BY AT&T WIRELESS SERVICES, FOR THE TELECOMMUNICATIONS FACILITY LOCATED AT 3600 JOSEPH SIEWICK DRIVE, ARE IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND CONSISTENT WITH THE PRIOR APPROVED GRANTING BY THE PLANNING COMMISSION UNDER FS-Y96-17, ON SEPTEMBER 26, 1996; THEREFORE, IT IS RECOMMENDED THAT THE MODIFICATIONS BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA AS SET FORTH IN THE STAFF REPORT FOR FSA-Y96-17-1.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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FS-M00-57 - NEXTEL COMMUNICATIONS, 6601 Little River Turnpike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE PROPOSED TELECOMMUNICATIONS FACILITY BY NEXTEL COMMUNICATIONS, INC., FOR THE OFFICE BUILDING LOCATED AT 6601 LITTLE RIVER TURNPIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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FS-M00-3 - METRICOM, 5107 Leesburg Pike

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY METRICOM, INC., FOR THE ONE SKYLINE TOWER OFFICE BUILDING LOCATED AT 5107 LEESBURG PIKE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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FS-M00-54 - SIRIUS SATELLITE, 3709 S. George Mason Drive

Commissioner Hall MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DETERMINATION THAT THE TELECOMMUNICATIONS FACILITY PROPOSED BY SIRIUS SATELLITE RADIO, INC., FOR SKYLINE HOUSE LOCATED AT 3709 SOUTH GEORGE MASON DRIVE, IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AND SHOULD BE CONSIDERED A "FEATURE SHOWN" PURSUANT TO SECTION 15.2-2232 OF THE CODE OF VIRGINIA.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Alcorn and Smyth absent from the meeting.

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ORDER OF THE AGENDA ITEMS

Secretary Harsel set the following order for the agenda items:

1. S99-I-A1 - OUT-OF-TURN PLAN AMENDMENT
2. 2232-V00-7 - AT&T WIRELESS SERVICES

This order was accepted without objection.

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S99-I-A1 - OUT-OF-TURN PLAN AMENDMENT - Appl. to consider proposed revisions to the Adopted Comprehensive Plan in accordance with the Code of Virginia, Title 15.2, Chap. 22 concerning approx. 145 ac. bounded to the N.W. by I-395, to the N.E. by Bren Mar Dr., & to the S. by the Norfolk Southern right-of-way. The area is identified in the Comprehensive Plan as Land Unit E of the Beltway South Industrial Area & is planned for industrial uses up to 0.50 FAR, with an area adjacent to Bren Mar Drive planned for public park. The Plan Amendment will consider what retail uses could be appropriate within this primarily industrial area, & whether the Plan's intensity guidance should be increased. In addition, the area designated as "public park" is being considered for a change to "private open space" on parcel 81-1((1))8B, & to "industrial" use on the remaining area, which would reflect the area's existing land use. MASON DISTRICT. PUBLIC HEARING.

Ms. Lyn Waterhouse, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. She noted that staff recommended approval of the language outlined on pages 5 and 6 of the staff report.

Commissioner Hall noted that changes had been made to the language recommended by staff and that the Bren Mar Civic Association had scheduled a meeting on Monday, May 22, 2000 to review the new language. She therefore announced her intent to defer decision on this case.

Ms. Waterhouse and Mr. Sterling Wheeler, PD, DPZ, responded to questions from Commissioner Harsel regarding the trip generation analysis in the table on page 4 of the staff report.

Chairman Murphy called the first listed speaker and recited the rules for public testimony.

Ms. Elizabeth Baker, with Walsh, Colucci, Stackhouse, Emrich & Lubeley, explained that she was speaking on behalf of Marlo Furniture, the operator of a furniture showroom and warehouse facility in the Shell Oil Park. She supported the language proposed by staff.

Daniel Streich, Esquire, with Chadwick, Washington, Olters, Moriarty and Lynn, representing Build America 5, a commercial condominium located in Land Unit E, expressed concern that staff's proposed language would allow more retail uses and result in increased traffic.

Mr. George Madill, 6322 Fenton Court, Alexandria, representing the Bren Mar Civic Association, supported the language proposed by staff. He said that the residents of Bren Mar were also concerned about increased traffic and looked forward to examining the new language at the community meeting on Monday.

In response to questions from Commissioner Hall, Mr. Wheeler stated that the language proposed by staff did not suggest changes to the current access and would not allow the stub street on the subject property to be opened.

Ms. Michelle Northrup, 5612 Bismach Drive, Unit 3, Alexandria, shared the concerns of previous speakers about increased traffic.

Commissioner Hall urged Ms. Northrup to attend Monday's community meeting.

There being no further speakers or comments from the Commission, Chairman Murphy called on Ms. Waterhouse for closing staff remarks. She declined, therefore Chairman Murphy closed the public hearing and recognized Commissioner Hall for a deferral motion. (Verbatim excerpts are in the date file.)

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Commissioner Hall MOVED THAT WE DEFER DECISION TO A DATE CERTAIN OF MAY 25, 2000, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote; Commissioners Alcorn and Smyth absent from the meeting.

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2232-V00-7 - AT&T WIRELESS SERVICES - Appl. under provisions of Sects. 15.2-2204 & 15.2-2232 of the Code of Virginia, to establish a telecommunications facility, consisting of a 165-ft. tall monopole, panel antennas, & equipment shelter, near the Rt. 642 (Lorton Rd.) interchange on I-95. Tax Map 107-2 pt. (VDOT right-of-way.)
MOUNT VERNON DISTRICT. PUBLIC HEARING.

Mr. Michael Hines, Planning Division (PD), Department of Planning and Zoning (DPZ), presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

In response to questions from Commissioner Byers, Mr. Hines stated that the Virginia Department of Transportation (VDOT) light poles in the area were approximately 110 feet high. He added that he had visited the site.

Commissioner Byers disagreed with staff's statement on page 6 that the facility was not prominent.

In response to questions from Commissioner Wilson, Mr. Hines explained that the industrial uses mentioned on page 6 referred to properties near the adjacent RF&P Railroad.

In response to further questions from Commissioner Wilson, Mr. David Marshall, PD, DPZ, acknowledged that the pole was more prominent when viewed from I-95 travelling south than from I-95 travelling north. He added that staff had not investigated alternative sites.

Terrence Cooke, Esquire, with Cole, Raywid and Braverman, stated that this was the last AT&T application for an existing monopole in a VDOT right-of-way. He explained that this location was chosen by VDOT and that the applicant had accepted the opportunity to establish facilities on the site. He stated that the facility was located on publicly owned land and would accommodate additional telecommunications carriers. He added that there was substantial screening and the monopole was virtually undetectable from residential communities in the area. Mr. Cooke maintained that the facility blended in with VDOT light poles in the area and met Comprehensive Plan guidelines. He stated that the applicant had met twice with the Lorton Federation of Community Associations and the Federation had voted not to oppose the application.

In response to questions from Commissioner Downer, Mr. Cooke said that AT&T was the only telecommunications carrier on the pole at this time, but reiterated that at least one and possibly two more carriers could be accommodated.

In response to questions from Commissioner Byers, Mr. Cooke stated that there was no more room on the existing pole on Lorton School and that a new pole at that location would probably have to be at least 200 feet in height to obtain the same coverage afforded by the existing facility in the VDOT right-of-way. He added that the existing pole at the school was much more visible than the existing facility.

In response to further questions from Commissioner Byers, Mr. Cooke explained that maintenance workers, as instructed by VDOT, used a pull-off area on I-95 to access the existing pole.

In response to questions from Commissioner Wilson, Mr. Cooke showed where the pull-off area was located and explained that the maintenance workers walked the short distance to the pole behind the guardrail. Commissioner Wilson maintained that pedestrians were not allowed on interstate highways and that the maintenance workers were violating traffic laws. Mr. Cooke reiterated that VDOT had chosen the site and the access for maintenance purposes.

Commissioner Palatiello pointed out that VDOT's own employees walked along the interstates for litter control purposes.

Commissioner Wilson stated that AT&T's maintenance workers were not state employees.

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In response to questions from Commissioner Wilson, Mr. Cooke stated that AT&T did not have a specific permit to access the site, but noted that its lease agreement with VDOT specifically outlined the access.

In response to further questions from Commissioner Wilson, Mr. Cooke said that the VDOT light poles were not suitable for AT&T's needs. He stated that he did not know when the VDOT antenna had been installed on the pole and that, to his knowledge, VDOT did not plan to put a traffic camera at this location.

There being no further comments or questions from the Commission, Chairman Murphy called for speakers from the audience, but received no response. He noted that no rebuttal was necessary. Mr. Hines had no closing staff remarks, therefore Chairman Murphy closed the public hearing and recognized Commissioner Byers for action on this case. (Verbatim excerpts are in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE DEPARTMENT OF PLANNING AND ZONING, THAT IN ACCORDANCE WITH SECTION 15.2-2232 OF THE CODE OF VIRGINIA, AS AMENDED, THAT THE TELECOMMUNICATIONS FACILITY ESTABLISHED BY AT&T WIRELESS SERVICES, NEAR THE LORTON ROAD, ROUTE 642 INTERCHANGE WITH I-95, IS SUBSTANTIALLY IN ACCORD WITH THE PROVISIONS OF THE ADOPTED COMPREHENSIVE PLAN.

Commissioner Koch seconded the motion which carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Alcorn and Smyth absent from the meeting.

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The meeting was adjourned at 9:40 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

For a verbatim record of this meeting, reference may be made to the audio and video recordings which may be found in the Office of the Planning Commission of Fairfax County, Virginia.

Minutes by: Gloria L. Watkins
Approved on: March 1, 2001

Mary A. Pascoe, Clerk to the
Fairfax County Planning Commission